

## REAL ESTATE AT AUCTION.

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# ARTHUR C. SHERIDAN

## REAL ESTATE AUCTIONEER

### EXECUTOR'S AUCTION

TO THE HIGHEST BIDDER, REGARDLESS OF PRICE

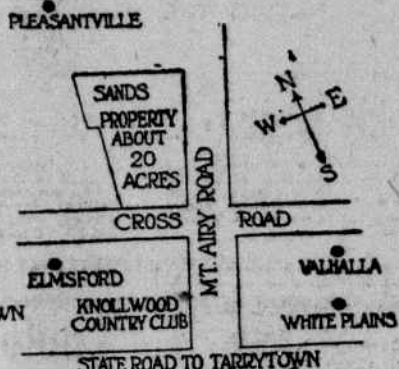
#### NEXT SATURDAY, APRIL 15

AT 3 P. M., ON THE PREMISES

#### Westchester Country Residence

of the Late DANIEL C. SANDS

On Mt. Airy Road and Cross Road, Just North of the Knollwood Golf Club, Between  
**ELMSFORD & PLEASANTVILLE**  
Westchester County



Modern Residence, Outbuildings and 20 Acres  
70% MAY REMAIN ON MORTGAGE

**WILSON M. POWELL, ESQ.**  
ATTORNEY, 7 WALL STREET, N. Y.

**SATURDAY, APRIL 22**  
AT 3 P. M., ON THE PREMISES, by the order of

ERICKSON N. NICHOLS & MORTON C. NICHOLS, ESQs., OWNERS.

## The Nichols Estate at

### GRYMES HILLS, STATEN ISLAND

Large residence and 18 acres, located on Clove Road and Serpentine Road, with about 2,000 feet road frontage.

**MESSRS. LADD & NICHOLS, AGENTS**  
9 EAST 40TH STREET, N. Y.

**SATURDAY, MAY 6**  
AT 3 P. M., ON THE PREMISES,

ESTATE OF F. HERRMANN, Dec'd.

## Beautiful Summer Residence

### On the Coast of Maine

Furnished Residence, All Necessary Outbuildings and 350 Acres  
Directly on the Water at VINLHAVEN, MAINE.

Property is in perfect condition, ready for immediate occupancy, and will be sold on liberal terms.

**MESSRS. WHITMAN, OTTINGER & RANSOM**  
ATTORNEYS, 120 BROADWAY, N. Y.

Booklet of Sales from the Attorneys, Agents or

**ARTHUR C. SHERIDAN, INC.**

Offices, 152 Broadway, New York

## CITY REAL ESTATE.

## LOT OWNERS

We will build on FREE and CLEAR improved lots.  
FURNISH PLANS and FINANCE;  
good construction; LOW COSTS; easy terms; consult our ARCHITECTURAL, FINANCIAL and BUILDING departments; NO EXTRA CHARGES; homes erected in any quarter.  
Open Daily and Sundays.

**HELETH BUILDERS, INC.**  
96 WARREN ST., N. Y.  
PHONE BARCLAY 10065

## J. ARTHUR FISCHER

600 6TH AVE., NEAR 40TH ST.  
REAL ESTATE IN ALL ITS BRANCHES.  
LANGRISH 111-13.

## GENUINE BUYERS!

With ready cash looking for apartments, flats and tenements for investment. Property listed will receive immediate consideration.  
**JOHN PETERS, 210 E. 14th St.**

## Commercial Property

1261 Broadway, Suite 6027

**J. E. WHITAKER**  
MANAGEMENT

Tel. Plaza 7052. 57 West 57th St.

DOUGLAS L. ELLMAN & CO., Plaza 9290.

From Battery to 14th St., Inclusive.

## ATTENTION BUILDERS

## Choicest Building Plot

In Lower Manhattan near Subways.

Size—145 feet front by 85 feet deep.

About 12,300 square feet.

Communicate with Owner,

Box D 516 Herald,

280 Broadway.

## LOWER EAST SIDE BARGAINS

33 WILLET STREET.

5 1/2 story; rent, \$1,474; price, \$29,000.

210 AVENUE C.

4 story; rent, \$2,304; price, \$32,500.

101 EAST FOURTH ST.

5 1/2 story; rent, \$4,200; price, \$32,000.

325-326 HENRY ST.

Two big story buildings.

## CITY REAL ESTATE.

From Battery to 14th St., Inclusive.

**PLOT, 225 ft. front, near foot of East 10th St.; occupied as lumber yard and stables (45 stalls). GEORGE HOCH, 642 Lexington Ave.**

Above 14th St. to 20th St. (Inclusive).

East River to North River.

**5 STORY BUSINESS BUILDING WITH ELEVATOR**

**2 EAST 46TH ST., 30x100**

ADJOINING AND CONNECTING WITH 6 FIFTH AVE. PROPERTIES. AFFORDS EXCEPTIONAL POSSIBILITIES.

**POSSESSION OCT. 1, 1922.**

**MANDEL-ERICH CORP.**

565 5TH AVE. VAND. 0280.

**Opportunity Knocks Only Once**

Times Square section. Two 5 story cold water apartment houses, size 100x100; good savings bank mortgage. Price \$95,000. Assessed \$65,000.

**D. KEMPNER & SON, INC.,**

622 Fifth Ave. Murray Hill 4015.

**ESTATE TAKES LOSS**

Must sell three 4 story buildings, with stores, on 8th av., near 23d st. Excellent terms.

**D. KEMPNER & SON, INC.,**

622 Fifth Ave. Murray Hill 4015.

**50 Foot Corner on 6th Ave.**

In the Fifties.

FOR SALE REASONABLE PRICE.

**F. & G. FELDMAN, 1335 BROADWAY.**

**DWELLINGS—TENEMENTS**

Several choice houses for sale.

**LOUIS SCHRAG, 142 W. 23D ST.**

Above 50th St.—5th Av. to East River.

**STOREKEEPERS ATTENTION!**

\$5,000 cash buys 5 story double tenement, on 24 av., near 86th st., two 1/2 on a floor; 2 stories, possession of one immediately. Taxed and boilers; 10 year mortgage. Price \$25,000.

**D. KEMPNER & SON, INC.,**

622 Fifth Ave. Murray Hill 4015.

**INVESTORS ATTENTION!**

Exceptional opportunity to buy on Third Avenue, near 104th Street, 5 story tenement, with 2 stories; 4 1/2 on a floor; hot water supply; house in excellent condition; rent \$5,200. Price \$24,000.

**D. KEMPNER & SON, INC.,**

622 Fifth Ave. Murray Hill 4015.

**Second Avenue in Eighties**

Five story tenement, 4 families each floor; 2 stories. Rental \$4,176. Price \$20,000. \$8,000 cash required. Paying investment.

**JOHN PETERS, 210 E. 14th St.**

## CITY REAL ESTATE.



## The Discerning Woman likes

### AMBLER ASBESTOS Shingles

because they give her home a distinctive, artistic roof that is there to stay—a life-long satisfaction—free from any hazard, trim and tight, never requiring paint, and growing stronger with age.

She believes in permanence when it comes to home-building and she believes in economy of upkeep. Ambler Asbestos Shingles give her both.

We want every woman who is planning a new or remodeled home to know that Ambler Asbestos Shingles are obtainable in various sizes. Permanent Newport Gray, Blue-Black, Indian Red, Moss Green, and other colors.

Specimens and information about artistic roofs free.

**Asbestos**

**Shingle, Slate & Sheathing**

**Company**

**AMBLER, PENNA.**

New York Office: 828 West 10th St.



**They Last Forever**

**Keep down Upkeep**

Washington Heights, Above 125th St., West of 8th Av.

Washington Heights, Above 125th St., West of 8th Av.

**Ten New Brick Residences**

Colonial Architecture. Semi-detached.

Just Completed; are Tax Exempt until 1932. Each house occupies a plot approximately 25x100 feet and contains 6 rooms and bath with laundry and storeroom in basement.

Location is on Cedar Avenue, near Fordham Road, opposite New York University and the Hall of Fame, is near the Broadway subway at 207th Street station, or New York Central Railroad—University Heights Station.

The surroundings are semi-suburban, in beautiful residential section lined with shade trees. High elevation. Every modern improvement. Titles guaranteed.

**NOW READY FOR OCCUPANCY**

For Further Details apply on premises, Your Own Broker or at

**Cedar Avenue Construction Co., Inc.**

120 Broadway, Room 1602 Tel. Rector 572

Brokers Fully Protected.

Above 90th St.—3rd Av. to East River.

Borough of Manhattan—Miscellaneous.

**OVER 30% NET YEARLY**

**16 FAM. 37 FT. HOUSE**

**ALONGSIDE 59 ST. BRIDGE**

\$7,800 actual rental. Price only \$38,000.

CASH REQUIRED \$9,000. W.D.SLOAN, Owner, Room 626, 30 East 42d St.

I have for sale: apartment house, loft buildings, flats and vacant lots. Kindly write for list of properties. Call on

**CHARLES GALEWSKI,**

REAL ESTATE OPERATOR,

565 5th Ave., Cor. 46th St.

TEL. 6815 Murray Hill.

**RENTAL \$3,852. PRICE \$22,500**

Attention!! Third Avenue Street Property. 4 story; bank mortgage; \$5,000 cash required.

**JOHN PETERS, 210 E. 14th St.**

Borough of Bronx—Sale or Rent.

**Extraordinary Guarantee**

Owner will take back his home for price paid within 1 year. It is corner on a business street—it contains 32 rooms, very modern improvement.

**DOUGLAS-GETTEL**

6 W. Fordham Rd.

**2 FAMILY STUCCO HOUSE**

FOR SALE

Plot 25x114, house 21x35. All modern improvements: included sun parlor; room for storage and garden. White enamel woodwork; parquet floors, etc.

**DANIEL HOULIHAN & SONS**

226 Carpenter Av. Tel. 6000-2200 Tremont.

**IS THIS FAIR?**

Our commission reverts to the purchaser if we are unable to sell at profit.

**DOUGLAS-GETTEL,**

6 W. Fordham Road.

**BUSINESS PROPERTY VACANT AND IMPROVED, IN WEST BRONX.**

**E. OSBORNE SMITH, INC.,**

Jerome & Burnside Aves. (14th Fordham).

Borough of Brooklyn—Sale or Rent.

**Country Home—Brooklyn**

Large plot, Brooklyn, 25 minutes from downtown New York; modern, finely built residence, like new, 13 rooms, 8 open fireplaces and all up to date improvements; remarkable view New York Harbor; most exceptional opportunity for choice home or investment. Price \$115,000. Call on

**JOHN PETERS, 210 E. 14th St.**

**Beautiful California Bungalow**

\$2,000 CASH—7 rooms and bath; parquet floors; electric light; steam heat; side entrance; enclosed porch; open fireplace; tiled kitchen and bath; standing shower; garage; large plot. ABSOLUTE SELLING FLATBUSH.

Phone Mid. J. D. RANCK 1400 A.V. J. Av. J. wood street, near 104th St., Brighton sub.

**Office Closed Sunday.**

**TAX EXEMPTION SAVES \$1,750.**

\$15,100—Small cash payment and \$40 monthly with interest buys cozy home, 6 rooms, bath, glass enclosed porch, open fireplace, tiled kitchen and bath, standing shower; garage; large plot. ABSOLUTE SELLING FLATBUSH.

Phone Mid. J. D. RANCK 1400 A.V. J. Av. J. wood street, near 104th St., Brighton sub.

**Office Closed Sunday.**

**NEAR AMSTERDAM AVENUE**

Four story double flat, 102d st. Rental \$4,512. Price \$20,000. Not heated.

**JOHN PETERS, 210 E. 14th St.**

PHONE 530 BLYTHBOURNE.

## CITY REAL ESTATE.

Borough of Brooklyn—Sale or Rent.

"Spend the Summer in the Sun—on the Sand—by the Sea."

**To the Patrons of**

**Manhattan Beach Baths**

You know what a wonderful place Manhattan Beach is.

Now you only go there once in a while.

Why not rent one of the

**Manhattan Beach Bungalows**

**ADJOINING THE BATHING PARK on the Ocean**

On Site of Old Oriental Hotel

"SWEEP BY OCEAN BREEZES"

Then you can enjoy the beach with your family every morning, every evening and every Saturday and Sunday. You can have the pleasure of the

Bathing Beach, Band, Rocking Chair, Movies, Cafeteria, Hand Ball Court, Baseball Diamond, Tennis Court, and be only 50 minutes from Times Square by B. R. T. Broadway Subway to Brighton Beach Station and Manhattan Beach car.

**4 & 5 Room Handsomely Furnished Bungalows**

Splendid Macadamized Roads for Automobiles to Manhattan Beach.

**Rent \$650** AND UP

For the Entire Season

BEAUTIFULLY FURNISHED

**Come Down To-day and inspect these Bungalows**

**MANHATTAN BEACH BUNGALOW CORP.**

Office on Property: Oriental Blvd. & Jaffray St., Manhattan Beach.

**OFFICE ON PROPERTY**

**OPEN EVERY DAY**

**INC., AGENT**

67 LIBERTY STREET, N. Y. CITY

CORTLANDT 0744

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**SOMETHING DIFFERENT**

**WILLIAM M. CALDER'S**

**NEWEST TAX-EXEMPT**

**TWO-FAMILY HOUSES**

Facing Beautiful Prospect Park

Prospect Park Southwest

and 11th Avenue.

**BROOKLYN**

Brick, semi-detached, with terrace porch, containing 4 rooms, bath and sun parlor on first floor; 4 rooms, bath and sun parlor on second floor; 5 and 6 rooms and sun parlor on third floor.

Exquisitely decorated inside and out; paneled walls with beautiful painted effects; white enameled trim and hardwood floors throughout; electric light, steam heat, latest improved hot water heaters; open brick fireplaces.

**Steam Heated 2-Car Garages**

Corner house particularly adaptable for doctor or dentist. Smith st. cars pass door. Premises open for inspection daily or Sunday.

**William M. Calder, Builder**

Office Cor. 11th Ave. & Sherman St.

PHONE SOUTH 5206.

**A COUNTRY HOME IN THE CITY**

Saves Summer vacation money for home investment. In our beautiful Flatbush development, with parks, streets, sidewalks and curbs, \$500 deposit gives absolute title to your home, and \$75 a month pays all taxes and on mortgage and also provides installment payments, which in a few years make your home free and clear. The house is exempt from taxes under the new law, and the price of \$12,500 is reduced to \$10,000 by the new law. Monthly payments arranged for an increased first payment. Our development is a few minutes' ride from the city. Families now live in their own homes on our property where they enjoy natural living conditions, healthful surroundings for their children and freedom from high rents. The houses are two-story semi-detached, with variegated exterior designs and ideal floor layout, and are real sunlit homes. Six large rooms and bath, five large closets, electricity, steam heat, hardwood flooring, built-in kitchen and refrigerator. House will be decorated throughout to suit your individual taste.

Interior subway (Pennsylvania Branch) to Ulica av., then Ulica av. to Ulica av. and Church av. trolley also connect with Ulica av. trolley. Auto fare to Manhattan from Ulica av. to Av. D.

**Tax Exempt Homes, Inc. Agents**

814 E. 49th St. Brooklyn.

**Extremely Low-Priced**

**Choice 1-Family House**

**Extremely Low-Priced**

**Choice 1-Family House**

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**Choice 1-Family House**

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